



Monterey County

Action Minutes - Draft

Monterey County Zoning Administrator

Monterey County Zoning
Administrator
Monterey County
Government Center -
Board of Supervisors
Chamber
168 W. Alisal St.
Salinas, CA 93901

Jacqueline R. Onciano, Zoning Administrator

Thursday, July 28, 2016

9:30 AM

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Zoning Administrator's alternative actions on any matter before it.

DOCUMENT DISTRIBUTION: Documents relating to agenda items that are distributed to the Zoning Administrator less than 72 hours prior to the meeting are available for public inspection at the front counter of the Resource Management Agency-Planning and Building Services, Monterey County Government Center, 168 West Alisal Street, 2nd Floor, Salinas, CA. Documents distributed by County staff at the meeting of the Zoning Administrator will be available at the meeting.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom, and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda please call Monterey County Resource Management Agency-Planning at (831) 755-5025.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

9:30 A.M. – CALL TO ORDER

The Zoning Administrator called the meeting to order at 9:30 a.m.

ROLL CALL

Present:

Jacqueline R. Onciano, Zoning Administrator

Janna Faulk, Environmental Health Bureau

Michael Goetz, RMA-Public Works

Absent:

Representative from Water Resources Agency

PUBLIC COMMENTS

None.

AGENDA ADDITIONS, DELETIONS, AND CORRECTIONS

The Zoning Administrator confirmed with the Clerk that there were no additions, deletions, or corrections to the agenda.

ACCEPTANCE OF MINUTES

1. Acceptance of the July 14, 2016 Zoning Administrator Minutes

Attachments: [Draft ZA Minutes](#)

[Final ZA Minutes 07-14-2016](#)

The Zoning Administrator accepted the minutes of the July 14, 2016 meeting as presented.

9:30 A.M. - SCHEDULED ITEMS

2. **PLN150609 - JAMKE (MYRTAKIS)**
Continue the hearing for PLN150609, requesting a Use Permit to clear code enforcement violation (13CE00143) to allow the conversion of an existing second-floor barn to a 600-square-foot guesthouse. The property is located at 22125 Parrott Ranch Road, Carmel Valley (Assessor's Parcel Number's 418-281-050-000), Cachagua Area Plan.

Attachments: [Continuance Memo to August 11, 2016](#)

Project Planner Elizabeth Gonzales stated that this item had been continued from the July 14, 2016 Zoning Administrator Meeting based on a need to analyze additional information, which was accomplished; however, the Staff Report was not completed timely, and therefore a continuance to August 11, 2016 is now being requested. The Applicant concurs with the request for a continuance.

Public: None.

The Zoning Administrator moved as staff recommended and continued PLN150609 to a date certain of August 11, 2016

3.

PLN150266 - VICTORINE RANCH

Continue the hearing for PLN150266, requesting a Combined Development Permit consisting of 1) a Coastal Administrative Permit to allow the construction of two replacement wells for the Victorine Ranch Mutual Water System and associated site improvements; and 2) a Coastal Development Permit to allow development within 100 feet of an environmentally sensitive habitat area (ESHA). The property is located at 31447 Highway 1, Carmel (Assessor's Parcel Number's 243-221-018-000 and 243-211-019-000), Big Sur Coast Land Use Plan, Coastal Zone.

Attachments: [Continuance Memo to August 11, 2016](#)

Project Planner Elizabeth Gonzales stated that a continuance was being requested for this item to a date certain of August 11, 2016, to allow additional time for review of an amendment to a County easement.

Public: None.

The Zoning Administrator moved as staff recommended and continued PLN150266 to a date certain of August 11, 2016.

4.

PLN150247 - NORTH MONTEREY COUNTY UNIFIED SCHOOL DISTRICT

Public hearing to consider action on a Coastal Development Permit to allow voluntary Amphibian Habitat enhancement.

Proposed CEQA Action: Mitigated Negative Declaration
13990 Castroville Boulevard, Castroville, North County Land Use Plan,
Coastal Zone

Attachments: [Staff Report](#)
 [Exhibit A-Project Data Sheet](#)
 [Exhibit B-Draft Resolution](#)
 [Exhibit C-Vicinity Map](#)
 [Exhibit D-Initial Study-Mitigated Negative Declaration](#)
 [ZA Resolution 16-025](#)

Project Planner Elizabeth Gonzales presented the project and advised that a second project being presented today, PLN150535, addressed the potential

impacts of lighting, noise, and drainage. In response to a request for clarification from the Zoning Administrator, she confirmed that a Trails Plan was included in the project and that a Mitigation and Monitoring Report Plan was not included as the Lead Agency would perform the monitoring activities and submit that information to the County (after restoration work is completed).

Public: Kari Yeater, North Monterey County Unified School District Superintendent, provided that an initial grant has been obtained and the project would be phased to allow for securing of additional funding; Fernando Munoz, area resident.

Fernando Munoz: Area resident spoke on the need of the improved athletic facilities.

The Zoning Administrator stated to the applicant that the permit is granted for a two-year period and asked if the project was going to be completed in phases due to funding. The Zoning Administrator noted to the applicant that they may need to request an extension prior to the expiration of the permit.

The Zoning Administrator moved to consider the Mitigated Negative Declaration and approved the project based on the findings and evidence, and subject to four conditions of approval.

5.

PLN150535 - NORTH MONTEREY COUNTY UNIFIED SCHOOL DISTRICT

Public hearing to consider action on a Combined Development Permit consisting of the demolition and reconstruction of athletic facilities at the North Monterey County High School, modification of previously graded slopes greater than 25 percent, and development within 100 feet of environmentally sensitive habitat.

Proposed CEQA Action: Exempt from CEQA per Section 15302 of the CEQA Guidelines.

13990 Castroville Boulevard, Castroville, North County Land Use Plan, Coastal Zone

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B-Vicinity Map](#)
 [ZA Resolution 16-026](#)

Project Planner Joe Sidor presented the project.

Public: Kari Yeater, North Monterey County Unified School District Superintendent, confirmed that the district was sensitive to potential impacts of lighting on amphibians and would ensure that lighting was auto-set to turn off following each use, and concurred with the conditions of approval; Maureen Owens-Hill, Consultant.

The Zoning Administrator found the project Categorical Exempt per Section 15302 of the CEQA Guidelines and approved the Combined Development

Permit based on the findings and evidence, and subject to fifteen conditions of approval.

OTHER MATTERS

None.

ADJOURNMENT

The Zoning Administrator adjourned the meeting at 10:14 a.m.